

# Yolo Organic

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**

65.11+/- Acres  
Organic Almond Orchard  
Yolo, CA



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## Property Information

Location:	00 Road 95 Yolo, CA. From the intersection of Road 13 and Highway 99W (Zamora Shell Station) Go South on Road 99W for 1.5 miles. Go Right on Road 95 for 1.1 miles. The orchard will be on the left side of the road.
APN#:	Yolo County APN#: 055-230-002
Use:	Certified Organic Almond Orchard. Varieties & rootstocks are as follows:  50% Nons Planted in 2016 on Nemaguard Rootstock  25% Winters Planted in 2017 on Hansen Rootstock  25% Monterey Planted in 2016 on Nemaguard Rootstock  Yield History & Historical Pricing Available to Qualified Buyers Upon Request
Soils:	The entire farm is comprised of primarily Class I & II Soils. Please review the attached soils map for more information.
Water:	Agricultural Well with a Submersible Pump. Produces approximately 600gpm and irrigates the whole orchard in one set.
Leases:	There are no leases on the subject property
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.

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Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

Price:

\$2,604,400 or \$40,000 per acre

Terms:

Cash at the close of escrow

Comments:

Yolo Organic Almond Orchard! Very few organic almond orchards exist in the Sacramento Valley. The premium for organic almonds is 2.00+/lb over conventional. This orchard is coming into its prime and is in an area known for great yields! Please call Charter Realty for more info!

Organic Almond Orchard in the middle part of the photo with walnuts, almonds, and row crops surrounding





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Uniform & Clean Organic Almond Orchard



Drip Irrigation & Well Maintained Orchard





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Submersible Pump & Sand Media Filters



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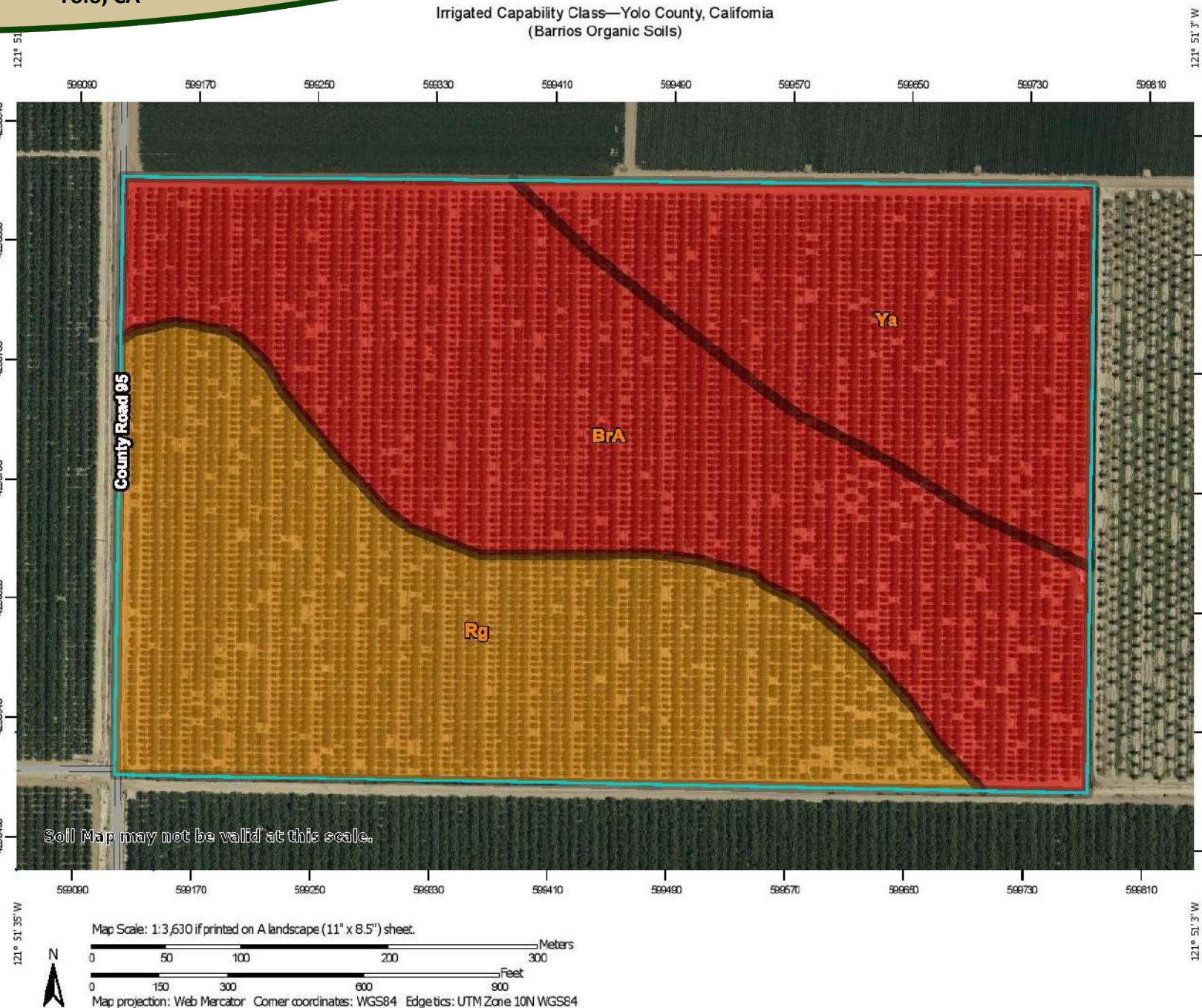
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Irrigated Capability Class—Yolo County, California  
(Barrios Organic Soils)



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

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# Yolo Organic

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Irrigated Capability Class—Yolo County, California  
(Barrios Organic Soils)

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
<b>Soils</b>		Capability Class - V
<b>Soil Rating Polygons</b>		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V		<b>Water Features</b>
Capability Class - VI		Streams and Canals
Capability Class - VII		<b>Transportation</b>
Capability Class - VIII		Rails
Not rated or not available		Interstate Highways
<b>Soil Rating Lines</b>		US Routes
Capability Class - I		Major Roads
Capability Class - II		Local Roads
Capability Class - III		<b>Background</b>
Capability Class - IV		Aerial Photography
Capability Class - V		
Capability Class - VI		
Capability Class - VII		
Capability Class - VIII		
Not rated or not available		
<b>Soil Rating Points</b>		
Capability Class - I		
Capability Class - II		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California

Survey Area Data: Version 17, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Natural Resources  
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	1	27.1	41.2%
Rg	Rincon silty clay loam	2	24.5	37.3%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	1	14.1	21.5%
Totals for Area of Interest			65.7	100.0%



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## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

*Aggregation Method:* Dominant Condition


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64+/- Acres  
50% Nons on Hansen  
25% Winters on Hansen  
25% Monterey on Hansen



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